

S U M M A R Y

FILE NO.	2289	Thomas Guide Map No. 568
		Date Received: 01/06/09
		Date Distributed: 01/07/09
ENTITY	Sammamish Plateau Water & Sewer District	Date Filed:
ACTION	Petition/Resolution for Annexation for Water and Sewer Service	Expiration 45 Days: 02/20/09
TITLE	Camden Park Area	Board Meeting: 02/12/09

Location	The northern boundary of the site is generally formed by NE 24th Street (if extended). The western boundary is generally formed by 244th Avenue NE. The eastern boundary is generally formed by 254th Avenue NE (if extended). The southern boundary is generally formed by NE 20 Street (if extended).
Land Area	Approximately 75 acres (53 parcels)
Existing Land Use	Residential Use (53 single-family homes)
Population	Approximately 150 residents
Assessed Valuation	\$63,407,500.
County Comprehensive Plan/zoning	Residential Use (Urban Residential – R-1: one home per acre)
City Comprehensive Plan / Zoning	The Camden Park Area is pending for annexation into the City of Sammamish. Upon the completion of that action the City will establish a land use designation and zoning for this area.
District Comprehensive Plan	East King County Coordinated Water Service Plan; Sammamish Water & Sewer District Water Service Plan, Sammamish Water & Sewer District Sewer Service Plan.
District Franchise	The proposed annexation area is located within the Sammamish Plateau Water and Sewer Service Area. Sammamish Plateau Water and Sewer District has a water service agreement in place with King County (Franchise No. 7542). A new water service franchise and a sewer service franchise will be required; these documents will be developed with the City of Sammamish at the implementation of the annexation of Camden Park to that jurisdiction.
Urban Growth Area (UGA)	The Camden Park Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan (2008).
SEPA Declaration:	An Environmental Checklist was prepared for the Camden Park Annexation Area. A Determination of Non-Significance was issued in November, 2008.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Issaquah; Sammamish

Fire Districts: King County Fire Protection District No. 34; Eastside Fire & Rescue (No. 10)

Water Districts: Northeast Sammamish Water and Sewer District

Sewer Districts: Northeast Sammamish Water and Sewer District

School Districts: Snoqualmie Valley School District No. 410;
Lake Washington School District No. 414

SUMMARY: File No. 2289

The Sammamish Plateau Water and Sewer District proposes to annex the Camden Park Area (at approximately 75 acres of land) located entirely within the boundaries of Unincorporated King County. It is located within King County's Urban Growth Area.

The Sammamish Plateau Water and Sewer District initiated this annexation proposal in response to a petition of property owners, pursuant to RCW 57.24.070 (Annexation of Unincorporated Territory). RCW 57.24.070 permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in December of 2008.

The Camden Park Annexation Area northern boundary is generally formed by NE 24th Street (if extended). The western boundary is generally formed by 244th Avenue NE. The eastern boundary is generally formed by 254th Avenue NE (if extended). The southern boundary is generally formed by NE 20th Street (if extended).

The Camden Park Annexation Area is developed with 53 residences. Currently, the Camden Park Area receives water services and sewer services from the Sammamish Plateau Water & Sewer District. This annexation is being proposed by the Sammamish Plateau Water and Sewer District at this time in order to better facilitate the provision of coordinated water services and sewer services to the parcels proposed for annexation.

Sammamish Plateau Water and Sewer District representatives report that the proposed annexation is consistent with the Growth Management Act. The proposed Annexation specifically addresses RCW 36.70A.020 which encourages development in urban areas where public services are available. Similarly, annexation will provide opportunities for citizens to participate in the planning and implementation of public services in their community.

Sammamish Plateau Water and Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies RP-101, RP-206, U-141, F-101, F-203, F-226 – F-228, F-245 which call for the provision of necessary urban services. The Annexation is similarly consistent with Policies FW-11, LU-26, CO-10, and CO-13 pertaining to the provision of public services within the Urban Growth Area. Provision of water and sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

The Camden Park Area remains under the jurisdiction of King County at the present time. The territory is currently proposed by the City of Sammamish for annexation to that jurisdiction. The responsible jurisdiction – rather than the Sammamish Plateau Water & Sewer District – will establish and implement land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Camden Park Annexation Area. King County and/or the City of Sammamish will also continue to regulate the Camden Park Area under local and regional environmental protection regulations in order to address environmentally sensitive areas (e.g., steep slopes). The proposed annexation will not affect other current or future public services (e.g., emergency services) for the Camden Park Area.

Sammamish Plateau Water and Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would be consistent with Objective 1, providing for preservation of neighborhoods. This Area is linked by geographic features and social fabric (e.g., similar permitted land uses, open spaces, common terrain features) to nearby properties currently within the Sammamish Plateau Water and Sewer District boundaries.

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Camden Park Area, boundaries are primarily formed by roadways and by property lines.

The Camden Park Area Annexation would also be consistent with Objective 3, which calls for the creation of logical service areas. Local property owners have petitioned for annexation in order that water services and sewer for this area may be efficiently coordinated by a single local government unit. The Sammamish Plateau Water and Sewer District is prepared to annex and serve the Camden Park Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. The Camden Park Area lies within the Sammamish Plateau Water and Sewer District Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area.

Objective 8 and Objective 9 are not applicable to this Notice of Intention.

With the incorporation of the Camden Park Annexation Area, the Sammamish Plateau Water and Sewer District will work with the Camden Park property owners to ensure cost-effective plans for provision of water and sewer systems to serve this area. No significant changes in revenue or expenditures are expected to the District or the citizens of the community in conjunction with the proposed Camden Park Annexation.

The District supports this annexation in order to ensure appropriate public utility planning and the long-term provision of services.



Washington State Boundary Review Board For King County

Yesler Building, Room 240, 400 Yesler Way, Seattle, WA 98104

Phone: (206) 296-6800 • Fax: (206) 296-6803 • <http://www.kingcounty.gov/annexations>

January 8, 2009

The Honorable Kathy Lambert:
Metropolitan King County Councilmember
Room 1200, King County Courthouse
516 - 3rd Avenue
Seattle, WA 98104

RE: NOTIFICATION TO GOVERNMENTAL ENTITIES OF PROPOSALS
File No. 2289 – Sammamish Plateau Water and Sewer District – Camden Park
Area Annexation

Dear Councilmember Lambert:

The Boundary Review Board takes this means of informing all potentially interested parties of Notices of Intention that are filed with the Board.

The map on the reverse indicates the area involved in a presently pending action. **If you feel this action should be the subject of a public hearing by the Board, you may request review as provided for in RCW 36.93.100.** This office is available to provide you with further information concerning procedure for requesting a hearing. This deadline for making a request for a hearing on this proposal is expected to be **February 20, 2009**.

Sincerely,


Lenora Blauman
Executive Secretary

cc: King County Water and Land Resources Division, Attn: Diane Schneider
King County Historic Preservation Program, Attn: Charlie Sundberg
King County Fire Marshal Division, Attn: John Klopfenstein
King County Community & Human Services, Attn: Allan Johnson
King County "911" Program
Seattle-King County Department of Public Health
Puget Sound Regional Council - Environmental Review
Cities: Issaquah and Sammamish
District(s): King County Fire Protection District No. 34 and Eastside Fire & Rescue
(No. 10); Northeast Sammamish Water and Sewer District; Lake
Washington School District No. 414 and Snoqualmie Valley School
District No. 410